

Purpose of Letter:

To provide justifiable reasons why a commercial, 20 horse (max), boarding facility be allowed on the subject RE zoned, 2.16 acre parcel located at 8300 N. Bradley Rd. Las Vegas, Nv. 89131.

At the time of purchase in April of 2000 the property had the existing zoning and accessory structures, coops, pens, corrals and arena already in place for multiple horses, chickens, goats, cows and other animals associated with a rural environment, to be kept on the premises. The sellers rejected higher offers in favor of mine because I was the only one that offered to keep the billygoat and 9 chickens they had to leave behind, a give them a home.

In late 2000, I offered the 10 existing extra stall spaces to my friends and we agreed that it would be easier for all of us to remain friends if no money changed hands. They would buy their own feed and provide it for my three horses as well as maintain and clean the stable area. I would give them a safe environment for their horses in an area that had riding opportunities. With the exception of the two that married and/or moved away, the same 10 horses have been stabled here for almost 7 years. Because of this arrangement, they were able to save enough money to buy horse trailers, which come in handy with the open riding areas dwindling! We realized this arrangement wouldn't last forever and they are now prepared and happy to pay board fees if this will help me to continue providing homes for their horses.

The 2005 City of Las Vegas Master Plan Recreation Trails Element states that there are three major bridle trails specifically for equestrian use in the northwest. These are the Durango Drive Trail, The Grand Teton Trail and The Bradley Road Trail.

The Bradley Road Trail runs directly past my place on the east side of Bradley Rd. A few blocks north the Bradley Trail intersects another trail going west on Iron Mountain Rd. This trail continues all the way to Floyd Lamb State Park.

The Grand Teton Trail is a block south of the Bradley Bridle Park and a short few minute ride from my place. It intersects with The Bradley Rd Trail and, also heads west, crosses Jones Blvd and continues all the way to Hwy 95. Here it joins an access tunnel which leads under the highway and the trail continues on.

My property is located across the street and just northeast of the bridle park on Bradley Rd. Directly north of the park is the elementary school. In between the nearest school building and my west property line is a buffer-zone of at least 300 ft. At the north end of the property is a vacant, 1.91 acre, RPD-2 lot, then Horse Road, then another vacant, 5 acre, RPD-2 parcel. There are also three neighboring RE horse properties: Two are slightly northeast of my rear property line, are 1 acre each, and have multiple horses. To the west is my neighbors' 2.23 acres and he also has horses. Behind a block wall, along the south property line, are 2 new, RPD-2 houses, (the smallest lot being .42 acres) one of which is vacant. These homes are currently 217 ft. or more from the existing stable area.

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If the additional 6 proposed corrals are approved, there will still be at least 188 ft between the corrals and the neighboring dwellings.

In addition, a permit for a block wall with 2 locking, remote controlled, 20 ft. sliding gates, one at egress and one at ingress is ready to be submitted and when approved will surround the property and keep the horses secure.

I work diligently to keep the fly population to a minimum in the warmer months by using a variety of methods including Fly Predators, fly repellent on the horses, daily manure removal, and ground spray at routine intervals. I have never received a complaint about flies from my neighbors.

I am a 27 year resident of Las Vegas, and have lived on the subject property for the last 7 of those years. I have a vested interest in the northwest community and plan to stay. I have owned horses for most of my life and have the benefit of practical experience and the working knowledge necessary to provide horses with a safe environment. I am fully capable of operating an efficient and smooth running boarding facility.

My experience, the proximity of the horse park, the properties location on one major equestrian trail and only a few minutes ride from a second one, are good, solid, reasons for granting the Special Use Permit. Another reason is that development has created a lack of available boarding space for those that must board their horses. It was suggested that having 13 of the total 20 proposed stalls permanently spoken for was justification enough to grant the request. If it is decided that a Special Use Permit will be granted, I will be able to offer a stable environment and provide access to available riding for those that will need it in the future.

Thank you for considering my request for this SUP,

Sincerely,



Melissa Ohlsson

Room to Ride Ranch  
8300 N. Bradley Rd.  
Las Vegas, NV. 89131



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Add to justification letter for:

Melissa Ohlsson  
8300 N. Bradley Rd.  
Las Vegas, NV.  
89131

Also request a waiver to allow stables and corrals to be 7ft. from the front property line where 100ft. is required.

Melissa Ohlsson

A handwritten signature in dark ink, appearing to read "Melissa Ohlsson", is written over a horizontal line.

April 06, 2007

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